SOLD NSW · PROPERTY MARKET REPORT

Malabar NSW 2036

August–October 2026 · Trailing 3-month Summary

soldnsw.com

MONTHLY PERFORMANCE SUMMARY

TOTAL SALES	MEDIAN PRICE	AVERAGE PRICE
13	$3,480,000	$3,337,692

HIGHEST SALE	LOWEST SALE	TOTAL VALUE
$6,360,000	$910,000	$43.39M

POSTCODE 2036 RENTAL MARKET · SEPTEMBER 2026

MEDIAN WEEKLY RENT	AVERAGE WEEKLY RENT	OBSERVATIONS
$1,130	$1,166	201

Figures cover the entire 2036 postcode area, not Malabar alone. Rental period: September 2026.

PROPERTY TYPE BREAKDOWN

Residentials — 13 (100%)

KEY MARKET INSIGHTS

- 13 properties settled in Malabar NSW 2036 in August–October 2026.
- The median sale price for the period was $3,480,000.
- All 13 recorded sales were residentials.
- Prices ranged widely — from $910,000 to $6,360,000, a spread of $5,450,000.
- The standout sale was 6 WOLI PL at $6,360,000 on 3 Sep — 83% above the period median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
6 WOLI PL	Residential	**$6,360,000**	3 Sep
136 BILGA CRES	Residential	**$4,500,000**	14 Sep
148 PRINCE EDWARD ST	Residential	**$4,225,000**	24 Sep
119 BILGA CRES	Residential	**$4,000,000**	28 Sep
113 VICTORIA ST	Residential	**$3,770,000**	6 Oct
2 DACRE LANE	Residential	**$3,500,000**	26 Aug
27 NIX AVE	Residential	**$3,480,000**	25 Sep
138 BILGA CRES	Residential	**$3,150,000**	19 Oct
1208 ANZAC PDE	Residential	**$2,700,000**	9 Oct
15 PRINCE EDWARD ST	Residential	**$2,660,000**	15 Sep
135 BILGA CRES	Residential	**$2,120,000**	26 Aug
1/34 AUSTRAL ST	Residential	**$2,015,000**	1 Sep
3/9 ADAMS AVE	Residential	**$910,000**	21 Aug